

002.0

0002

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

905,700 / 905,700

USE VALUE:

905,700 / 905,700

ASSESSED:

905,700 / 905,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56-58		MAGNOLIA ST, ARLINGTON

**OWNERSHIP**

Owner 1:	ZAFIROPOULOS ANNA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 56 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 2382 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								1483
								GIS Ref
								GIS Ref
								Insp Date
								09/18/17

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!148!	Parcel ID	002.0-0002-0006.0
PRINT	Date	Time
12/10/20	16:00:56	
LAST REV	Date	Time
03/15/19	08:25:46	
mmcmakin		
148		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16768-68		2/1/1986			1	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1470	Heat App	8,000	C				
3/29/2018	338	Heat App	3,000	C				
3/29/2018	339	Heat App	2,800	C				
8/10/2017	1026	New Wind	10,000	C	9/18/2017			WINDOWS IN
8/4/2016	1083	Inter Fi	85,000	O	9/18/2017			DORMER TOP FLOOR W
9/6/2007	780	Manual	6,250					replace front porc
9/16/2002	761	Redo Bat	6,800	O		G4	GR FY04	

Date	Result	By	Name
9/18/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
3/5/2012	Inspected	BR	B Rossignol
3/10/2010	Inspected	BR	B Rossignol
5/13/2009	Measured	372	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	267	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>							
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average													
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:			Rating:												
Foundation:	2 - Conc. Block		A 3QBth:	Rating:															
Frame:	1 - Wood		1/2 Bath:	Rating:															
Prime Wall:	3 - Aluminum		A HBth:	Rating:															
Sec Wall:			OthrFix:	Rating:															
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:			Average											
Color:	YELLOW		A Kits:	Rating:															
View / Desir:			Frl:	Rating:															
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:												
Grade:	C - Average		<b>CONDOS INFORMATION</b>																
Year Blt:	1917	Eff Yr Blt:	Location:																
Alt LUC:			Total Units:																
Jurisdct:	G4		Floor:																
Const Mod:			% Own:																
Lump Sum Adj:			Name:																
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>				
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	2	- Plaster	Functional:				Interior:				1	6	2						
Sec Int Wall:			Economic:				Additions:				1	5	2						
Partition:	T - Typical		Special:				Kitchen:												
Prim Floors:	3	- Hardwood	Override:				Baths:	2002											
Sec Floors:			Total:	31	%	Plumbing:													
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	170.00			Electric:												
Subfloor:			Size Adj.:	0.97354972			Heating:												
Bsmnt Gar:			Const Adj.:	0.98990101			General:												
Electric:	3	- Typical	Adj \$ / SQ:	163.832			Totals				2	11	4						
Insulation:	2	- Typical	Other Features:	101500															
Int vs Ext:	S		Grade Factor:	1.00															
Heat Fuel:	1	- Oil	NBHD Inf:	1.00000000															
Heat Type:	3	- Forced H/W	NBHD Mod:																
# Heat Sys:	2		LUC Factor:	1.00															
% Heated:	100		Adj Total:	645571															
Solar HW:	NO		Depreciation:	200127			Juris. Factor:	1.00	Before Depr:	163.83									
% Com Wall:			Deprecated Total:	445444			Special Features:	0	Val/Su Net:	94.52									
							Final Total:	445400	Val/Su SzAd:	137.25									
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val											
Make:			Model:				Serial #:				Year:				Color:				
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 002.0-0002-0006.0										<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		1 19X18	A	FA	1925		22.31	T	44	104			4,300		4,300	
More: N	Total Yard Items:	4,300		Total Special Features:				Total:	4,300		<b>AssessPro Patriot Properties, Inc</b>								